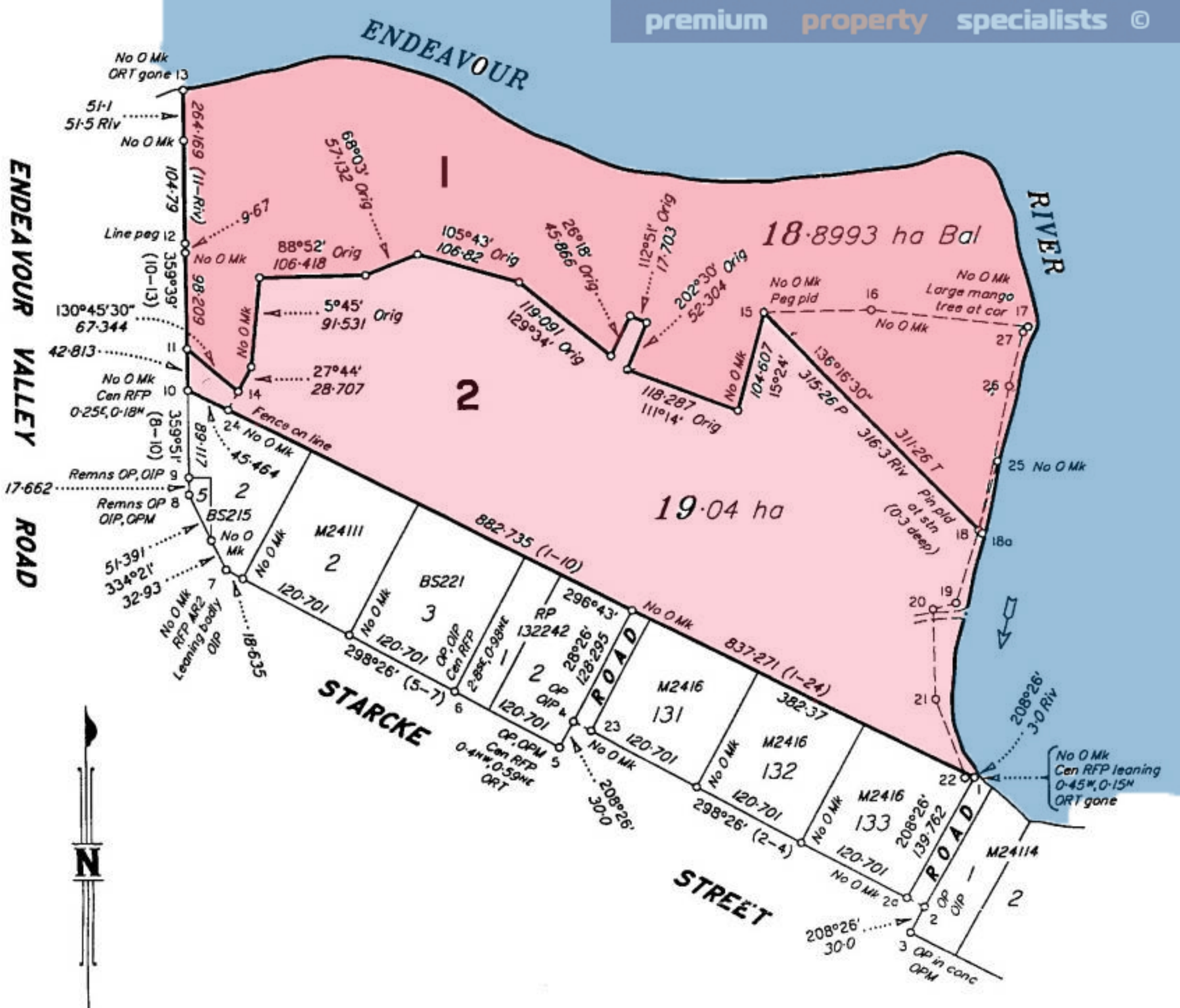premium property specialists ©